



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

Meeting of July 22, 1985

Present: Raftery, Clarke, Sillers, Davis, Chaput, Sherr and Leask

The meeting was called to order at 8:08 P.M.

Minutes of the meeting of July 8 were discussed and unanimously accepted.

#### Ludwin - Woodbine Place - Request for Lot Releases

A letter request was received from Mr. Ludwin for release of some lots on Woodbine Place. Tom will write to CV&P for input. We will discuss again on August 12 if CV&P has responded.

#### Master Planning Committee

Vivian discussed the preliminary action on the questionnaires - no definite analysis has yet been started. The School Committee and the League of Women Voters is having a preliminary look at several of the questions. Approximately 640 questionnaires have been returned.

#### Decision - Martini/Williams Common Driveway

Tom reported on a discussion he had with a selectman regarding the cost of fixing Baldwin Road. Best guess is about \$80,000. Motion made and seconded to deny the application for a common driveway.

Summary discussion followed by Len Clarke who touched issues on both sides of the question.

Much discussion from Board members regarding concerns for safety, esthetic points, wetlands, questions of what some other plan might look like, concerns of neighbors, what is in best interest of town as a whole.

Motion was defeated on a 4-3 vote.

A motion was made and seconded to approve the application for the common drive. The motion was defeated on a three to three vote. Chairman Raftery did not vote since approval required five votes in favor to approve. (In favor of the motion: Sillers, Chaput, Sherr. Opposed to motion: Davis, Clarke, Leask.)

Preliminary Plan for Knollwood Plan (Suffolk Lane)

Six building lots on 1136 feet of road and a common driveway. There was extensive discussion regarding definition of dead end streets, access to Woodman property, etc. Question of exit on Blood Farm.

Mr. Woodman's lawyer, Mr. Tony Mooney, clarified the request of Mr. Woodman for waivers.

Eric Fleming, developer, reviewed previous Planning Board decisions regarding Prospect Street exit.

Don Stokes spoke on behalf of neighbors about points needing waivers. Reiterated the points of their letter.

Mrs. Deborah Hinchliffe spoke in favor of the plan.

Discussion continued regarding visibility of intersection of River Road and Nowell Farm and of Suffolk Lane and Nowell Farm.

Mr. Rosato spoke about lesser of many possible evils.

Evelyn Woodman spoke further about safety of corner of River Road and Nowell Farm.

Rumie Cho spoke about feeling for Mr. Woodman but buying their lot on false pretenses.

Discussion about 50' easement off end of Fern Lane as second access to Nowell Farm.

Tom will discuss emergency access of Prospect Street -- he will thereafter discuss with Town Counsel if Selectmen discussion is favorable.

There was a suggestion that Board members walk the areas under discussion.

This item will again on the agenda for August 12.

The meeting adjourned at 11:01 P.M.

Respectfully submitted,

Paul E. Sherr